

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION**



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Project Review Manager

DATE: April 6, 2018

SUBJECT: BZA Case No. 19733 – 3341-3353 23rd Street SE and 2270-2272, 2276 Savannah Street SE (Terrace Manor Redevelopment)

APPLICATION

Terrace Manor Redevelopment LP (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under the new residential development requirements of Subtitle U § 421. The site is located in the RA-1 zone at 3341-3353 23rd Street SE and 2270-2272, 2276 Savannah Street SE (Square 5894, Lots 3, 4, and 5).

The Applicant proposes to raze an existing apartment community with 11 buildings and 61 dwelling units to construct a new multifamily apartment building, which is anticipated to include the following development program:

- Approximately 128 affordable dwelling units
- Approximately 81 below-grade vehicle parking spaces
- 48 long-term and six (6) short-term bicycle parking spaces
- One (1) 30-foot loading berth and one (1) service delivery space

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network. The purpose of DDOT’s review is to assess the potential transportation impacts of the proposed action on the District’s transportation network and, as

Board of Zoning Adjustment
District of Columbia
CASE NO.19733

necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The Applicant proposes to close an existing curb cut on 23rd Street SE and provide access to both the loading bay and parking garage from one (1) new curb cut on Savannah Street SE;
- Trash collection vehicles cannot pull front-in into the proposed loading bay. As such DDOT, recommends the Applicant provide a loading management plan subject to DDOT's review and approval;
- The Applicant proposes lead walks and stairs beyond the property's building restriction line and new street trees within public space, which will require public space permit approval;
- Per zoning Subtitle C § 701.5, the Applicant is required to provide 43 vehicle parking spaces and proposes to exceed its requirement by approximately 38 spaces, falling just short of the Transportation Demand Management (TDM) mitigation requirements of Subtitle C § 707.3;
- Per zoning Subtitle C § 802.1, the Applicant is required to provide six (6) short-term and 43 long-term bicycle parking spaces and proposes to exceed its long-term requirement by five (5) spaces; and
- Beyond the curb cut closure and proposed access, the Applicant should pursue public space approval for the proposed lead walks, street trees, and three (3) required short-term bicycle racks.

RECOMMENDATION

DDOT has no objection to the approval of the requested special exceptions on the condition the Applicant provide and implement a loading management plan, subject to DDOT approval, that accommodates safe trash collection vehicle maneuvers within the public roadway.

TRANSPORTATION ANALYSIS

Vehicle Parking

The Applicant proposes approximately 81 vehicle parking spaces in a below-grade parking garage accessed via a curb cut on Savannah Street SE. The proposal exceeds the minimum requirement of 43 spaces by 38 spaces, which falls just five (5) spaces short of the mitigation requirements of Subtitle C § 707.3.

Bicycle Parking

The Applicant proposes to meet its short-term bicycle parking requirement by providing six (6) short-term spaces. These can be accommodated within public space through the provision of three (3) inverted-U racks. The Applicant proposes to exceed its long-term bicycle parking requirement by five (5) spaces through the provision of 48 spaces in the below-grade garage. The below-grade bicycle storage room allows for horizontal parking for each bicycle and includes a bicycle repair area.

Loading and Trash Collection

The Applicant proposes to collocate its loading and parking access curb cut on Savannah Street SE. As proposed, smaller trucks may pull front-in and exit front-out by through multi-point turns on the ramp leading to the parking garage. DDOT anticipates that the proposed loading area cannot accommodate front-in and front-out trash collection maneuvers given the anticipated size of collection vehicles. As

such, the Applicant should provide a loading management plan, subject to DDOT approval, that details how trash collection and loading maneuvers will occur safely in public space.

Public Space

DDOT's lack of objection to the requested special exception should not be viewed as an approval of public space elements. All elements proposed in public space, such as the new curb cut on Savannah Street SE, the closure of the existing curb cut and installation of the lead walks on 23rd Street SE, and the new proposed street trees require public space approval. The Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:pr